



TO LET

26 Pinions Road, High Wycombe
£1,025 pcm + security deposit

Pleasant one bedroom apartment - level walk to town and train station. Newly painted.

- **1st floor flat - newly painted**
- **Double bedroom**
- **Good size reception room**
- **Walk to station**
- **Shared use of garden**
- **Council Tax Band B**
- **Unfurnished**
- **Shower room**
- **Parking for one car**
- **Unfurnished**



£1,025 pcm +
security deposit

26 Pinions Road,
High Wycombe,
Bucks
HP13 7AS

COMING SOON. VIEWINGS START FROM WEDNESDAY 24TH JUNE.

This very pleasant modern one bedroom first floor apartment is perfect for commuters being a level walk to High Wycombe town centre and train station. Available immediately, this recently decorated, accommodation comprises small entrance hall with entry phone system, good size open plan living room/kitchen, main bedroom, modern shower room. Electric heating. Shared garden. Energy efficiency grade E. Council tax band B (Buckinghamshire County Council). Allocated parking for one car. Non-smoking accommodation. MANAGED BY AN ELITE PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.

>> Key Features

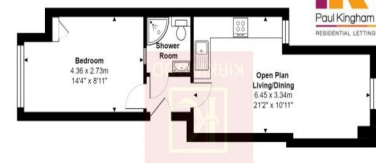
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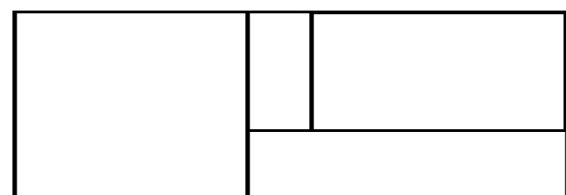


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Approx. Total Area: 34.7 m² ... 373 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



**Waiting for
 Floorplan**

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51	51
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.